142.0	0008	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,300 /	768,300
					USE VALUE:	768,300 /	768,300
					ASSESSED:	768,300 /	768,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARVEY DAVID S &	
Owner 2:	LENTZ KATHLEEN	
Owner 3:		
Street 1:	106 NEWPORT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CIMASZEWSKI YVONNE K -
Owner 2:	CIMASZEWSKI STEVEN A -
Street 1:	106 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,874 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4874.000	311,900	3,400	453,000	768,300
Total Card	0.112	311,900	3,400	453,000	768,300
Total Parcel	0.112	311,900	3,400	453,000	768,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.67 | /Parcel: 408.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	92189
GIS Ref	
GIS Ref	
Insp Date	01/15/18

!11046!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,700	3400	4,874.	453,000	768,100	768,100	Year End Roll	12/18/2019
2019	101	FV	244,400	3400	4,874.	424,700	672,500	672,500	Year End Roll	1/3/2019
2018	101	FV	247,000	3400	4,874.	351,100	601,500	601,500	Year End Roll	12/20/2017
2017	101	FV	247,000	3400	4,874.	322,700	573,100	573,100	Year End Roll	1/3/2017
2016	101	FV	247,000	3400	4,874.	294,400	544,800	544,800	Year End	1/4/2016
2015	101	FV	240,700	3400	4,874.	288,800	532,900	532,900	Year End Roll	12/11/2014
2014	101	FV	240,700	3400	4,874.	268,400	512,500	512,500	Year End Roll	12/16/2013
2013	101	FV	240,700	3400	4,874.	255,400	499,500	499,500		12/13/2012

PRINT

Date	Time
12/11/20	01:15:36

LAST REV

Date	Time
03/23/20	09:43:07
danam	
11046	

USER DEFINED

Prior Id # 1:	92189
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIMASZEWSKI YVO	58914-408		4/18/2012		605,000	No	No		
KESSLER AMY	30326-16		6/22/1999		343,000	No	No		
DECELLES DAVID/	26476-595		7/8/1996		234,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2020	313	Solar Pa	8,877	C				
5/3/2012	567	New Wind	16,306					REPL 8 WINDOWS / I

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2018	Inspected	BS	Barbara S
12/15/2017	MEAS&NOTICE	HS	Hanne S
7/18/2012	MLS	EMK	Ellen K
3/20/2009	Meas/Inspect	163	PATRIOT
1/28/2009	Entry Denied	336	PATRIOT
6/19/2000	MLS		
11/15/1999	Entry Denied	256	PATRIOT
11/15/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4874		Sq. Ft.	Site		0	80.	1.16	9									452,978						453,000	

Total AC/HA: 0.11189 | Total SF/SM: 4874 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 452,978 | Spl Credit | Total: 453,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.03929210
Adj $ / SQ:	175.381
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383114
Depreciation:	71259
Depreciated Total:	311855

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1					

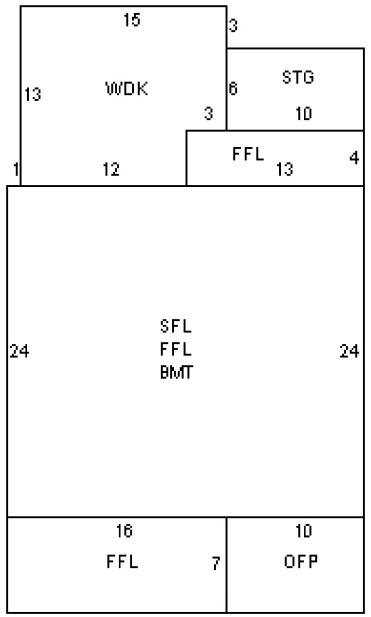
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	788	175.380	138,200
BMT	Basement	624	82.210	51,299
SFL	Second Floor	624	175.380	109,437
WDK	Deck	183	11.910	2,180
OFP	Open Porch	70	41.650	2,915
STG	Storage	60	9.700	582
	Net Sketched Area:	2,349	Total:	304,613
Size Ad	1412	Gross Are	2349	FinArea 1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	175.38
Special Features:	0	Val/Su Net:	132.78
Final Total:	311900	Val/Su SzAd	220.89

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1929	26.57	T	40	101			3,400			3,400

More: N | Total Yard Items: 3,400 | Total Special Featues: | Total: 3,400